Enactment of New Rent Control Act

348. MISS SAROJ KHAPARDE: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that in order to stimulate investment and construction in housing sector, Government have prepared a New Model Law that would replace the existing rent control laws, as per the news-item entitled "New rent control law mooted" which appeared in the 'The Hindustan Times' dated June 20, 1992 and

(b) if so, what are the details in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) Yes, Sir.

(b) The Model Rent Control Law will be laid on the Table of the Sabha during the current session.

Cracks and Damages in DDA Flats in Kalkaji, Delhi

349. SHRIMATI KAMLA SINHA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that a number of DDA flats in Kalkaji extension suffered serious cracks and other damages due to sinking of foundations in 1988 and that the matter was got examined by different committees;

(b) if so, when the findings of these committees were submitted to Government and what are their recommendations; and

(c) the decision taken by Government on these recommendations and what are the reasons for delay in redressing the grievances of the allottees?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) Yes, Sir.

(b) As per Statement. (*See* below)

(c) According to DDA, necessary repairs have been completed, in 6 flats in Pocket A-10 and 20 flats in Pocket A-11. Repair in 4 flats in Pocket A-11 and 3 flats in Pocket A-10 could not be taken up on account of non-cooperation of the allottees to vacate the flats temporarily for repairs, despite the fact that alternative accommodation stands allotted to them. Out of 22 flats recommended for demolition by IIT, 16 have been demolished and 6 are yet to be demolished.

Statement

(1) GANGADHARAN COMMITTEE

The reports of this Committee were received by DDA in September to December, 1988. In Pocket A-10, 19 flats were found damaged and were recommended for foundation strengthening and other preventive measures to prevent parcolation of surface water into the ground by paying open areas and strengthening of cracked wall, floors, slabs etc. after detailed investigations. In Pocket A-11, 40 flats were found dangerous beyond repair and were suggested for demolition by this Committee.

(2) IIT REPORT

The interim recommendations of the finding of IIT were received by DDA in June, 1989 and final recommendations in April, 1990. It was recommended by IIT that in Pocket A-10, 6 flats were dangerous and beyond repair and recommended for demolition. 13 flats could be repaired and made safe for living. In Pocket A-11, 16 flats were declared as dangerous beyond repair and recommended for demolition. 24 flats could be repaired and made safe for liv